



Planning Commission Meeting

OFFICIAL Minutes

December 4, 2025

Department of Community Development

ALPHARETTA CITY HALL | 2 PARK PLAZA | 6:30PM

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I. CALL TO ORDER

- Chairman Kung'u called the meeting to order at 6:30 p.m.

II. ROLL CALL

A. Commissioner's Present:

- Francis Kung'u
- William Perkins
- Valerie Manley
- Todd Stratton
- Jill Reynolds
- Dennis Mitchell

B. Staff Present:

- Kathi Cook, Director of Community Development
- Joel Carnow, GIS Specialist / Special Projects Planner
- Erin Cobb, Administrative Office Manager

III. APPROVAL OF MEETING MINUTES

a. Meeting Minutes from 11/06/2025

- ❖ Commissioner Reynolds made a motion to approve the meeting minutes from November 6, 2025
 - Commissioner Mitchell seconded the motion.
 - The motion was approved unanimously (6-0)

IV. PUBLIC HEARING

a. Z-24-09/E-24-03/V-24-14 Wells Fargo Redevelopment/21 North Main Street

This request has been withdrawn and will not be considered at the December 4, 2025 Planning Commission meeting.

Consideration of a rezoning, parking special exception, and variance to allow a 4-story building including a rooftop restaurant on 0.714 acres in the Downtown. A rezoning is requested from C-2 (General Commercial) to DT-C (Downtown Core) and a parking special exception is requested to allow off-site parking. Variances are requested to Unified Development Code (UDC) Appendix A: Alpharetta Downtown Code Subsection 3.5.5 to increase the maximum building footprint and UDC Subsection 3.2.8(D) Landscape Strips to eliminate the landscape strip on the east and north sides of the property. The property is located at 21 North Main Street and is legally described as being located in Land Lot 1268, 2nd District, 2nd Section, Fulton County, Georgia.

b. CLUP-25-04/Z-25-13/V-25-30 PowerBuild Construction/North Main Street

This request has been deferred by the applicant and will not be considered at the December 4, 2025, Planning Commission meeting.

Consideration of a comprehensive land use plan amendment, rezoning and variances to allow for the construction of 25 'Dwelling, 'For-Sale' Detached' homes on 4.33 acres in the Downtown. A comprehensive land use plan amendment is requested from 'Commercial' to 'Mixed Use Live Work' and a rezoning is requested from C-2 (General Commercial) and O-P (Office-Professional) to DTLW (Downtown Live-Work). Variances are requested to the Unified Development Code (UDC) Appendix A Subsection 2.3.3(G) to modify the Local Street Residential streetscape requirements, UDC Appendix A Subsection 2.4.6(C) to eliminate the 20' recess requirement for a street-facing garage, UDC Appendix A Subsection 3.7.4(B) to reduce the side separation between structures, and UDC Subsection 3.3.2(D) to reduce the impervious setback associated with a non-perennial stream buffer. The property is located at 379, 415, 479 & 487 North Main Street and is legally described as being located in Land Lots 1124, 1125, 1180 & 1181, 2nd District, 2nd Section, Fulton County, Georgia.

c. CLUP-25-05/Z-25-18/V-25-32 McKinley Homes/Morris Road

This request has been deferred by Staff and will not be considered at the December 4, 2025, Planning Commission meeting.

Consideration of a comprehensive land use plan amendment, rezoning and variances to allow for the construction of 110 'Dwelling, 'For-Sale' Attached' condominiums on a 15-acre property, which includes 2 existing office buildings that will remain. A comprehensive land use plan amendment is requested from 'Corporate Office' to 'Mixed Use' and a rezoning is requested from O-I (Office-Institutional) to MU (Mixed Use). A variance is requested to the Unified Development Code (UDC) Subsection 2.2.20(B) to reduce the minimum lot size and reduce the minimum amount of commercial use in the MU zoning district. The property is located at 12725 & 12735 Morris Road and

d. Z-25-16 Madewell/204 Marietta Street

Consideration of a rezoning to allow a 1.18-acre property to be subdivided into 2 'For-Sale' single-family detached lots in the Downtown. A rezoning is requested from O-P (Office-Professional) to DT-R (Downtown Residential). The property is located at 204 Marietta Street and is legally described as being located in Land Lots 694 & 1270, 1st District, 2nd Section, Fulton County, Georgia

- Director of Community Development, Kathi Cook, came forward to present this item.
- Staff is recommending approval of Z-25-16 MADEWELL/204 MARIETTA STREET subject to the following conditions:
 1. Approximately 1.178 acres shall be rezoned to DT-R and limited to 2 'For-Sale' single-family detached lots. Site shall be developed substantially similar to the site plan prepared by OnSite Civil Group, dated 11/3/25, except for modifications required to comply with the conditions below and subject to meeting all City code requirements and conditions of zoning. However, the lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
 2. Architecture and materials shall be developed substantially similar to the renderings prepared by Diana Bolivar, dated 9/26/25 & 9/30/25, except for modifications required to comply with these conditions and in compliance with the Alpharetta Downtown Code and Downtown Consultant's comments, subject to final approval by DRB. Homes shall have 4-sided architecture, as approved by DRB.
 3. Density shall not exceed 1.70 dwelling units per acre.
 4. Homes shall have a minimum 30' front building setback, as depicted on the site plan prepared by OnSite Civil Group, dated 11/3/25.
 5. Garages on each lot shall not exceed a maximum storage capacity of 4 vehicles.
 6. Developer shall improve the Marietta Street streetscape with a minimum 6' planter (planted with street trees), minimum 6' sidewalk and decorative pedestrian lighting, as approved by Staff.
 7. Minimum 10' landscape strip along Marietta Street shall be planted with shade trees as a continuation of what has been planted in the Downtown and outside of utility easements and overhead utilities, as approved by DRB.
 8. Minimum 10' planted buffer shall be provided along the east and west property lines of the 1.178-acre property and planted with a mix of evergreen and deciduous trees, except that buffer plantings shall not be planted in the 20' drainage easement on the east side of the property. Developer shall make reasonable efforts to save existing trees within the

buffers identified to be in good condition, with final approval by Staff.

9. Minimum 20' landscaped or natural buffer shall be required along Old Milton Parkway. Existing Red Oaks within the 20' buffer identified to be in Good to Fair condition shall be saved, with final approval by Staff.
 10. Developer shall save tree #4 (31" Water Oak) and #6 (24" Water Oak). Encroachment into the CRZ of saved trees shall not exceed 20%, as approved by Staff.
 11. Home, accessory structures and infiltration shall be positioned on the property to have the least impact to saved trees, as approved by Staff.
 12. Fences and walls visible from the public right-of-way shall be decorative and shall complement exterior materials used on each home, as approved by DRB. Walls shall be developed substantially as depicted on the site plan and construction details prepared by OnSite Civil Group, dated 11/3/25, except that walls in the front yard shall be placed behind the required landscape strip.
 13. Unfinished wood fences and decks shall not be visible from the street.
 14. HVAC and similar equipment shall not be visible from the public right-of-way.
- The applicant, Madewell, is requesting a rezoning to allow for a 1.178-acre property to be subdivided into two (2) 'For-Sale' single-family detached lots in the Downtown. A rezoning is requested from O-P (Office-Professional) to DT-R (Downtown Residential). The subject property is located at 204 Marietta Street near the northeast corner of Marietta Street and Old Milton Parkway.
 - The submitted request, if approved, would allow for the subdivision of a 1.178-acre property into two (2) 'For-Sale' single-family detached lots in the Downtown. The proposed density is 1.70 dwelling units per acre. The applicant proposes a rezoning from O-P (Office-Professional) to DT-R (Downtown Residential). The subject property is located at 204 Marietta Street near the northeast corner of Marietta Street and Old Milton Parkway.
 - The subject property is developed with a two (2) story, 3,586 square foot commercial structure that was previously used as a residence. Surrounding properties are zoned R-8A/D (Dwelling, 'For-Sale', Attached and Detached) and CUP (Community Unit Plan) to the north, DT-R (Downtown Residential) and C-2 (General Commercial) to the east, SU (Special Use) to the south and O-P to the west. Wills Commons and two (2) unplatted residential lots are located to the north, an unplatted residential lot is located to the east, Wills Park is located to the south, and Precocious Kids Daycare is located to the west. The property is located within the Downtown Overlay and has a comprehensive land use plan designation of 'Mixed Use' which supports the zoning proposal.

- The site plan depicts the property being subdivided into two (2) single-family detached lots with both homes having access and being oriented to Marietta Street. The eastern lot, Lot 1, is 0.567 acres and the western lot, Lot 2, is 0.611 acres. Both lots are depicted with a twenty-foot (20') front setback along Marietta Street. The homes are depicted with side-loaded garages. Lot 2 has a driveway with porte cochere on the west side of the home leading to a garage at the rear of the property. Each home will have a minimum two (2) side-by-side parking spaces within a garage and a Code-compliant driveway accommodating a minimum of two (2) additional cars.
- Marietta Street is depicted with a six-foot (6') planter and six-foot (6') sidewalk. A ten-foot (10') landscape strip is depicted along Marietta Street and is setback behind a fifteen-foot (15') power line easement. A five-foot (5') landscape strip is depicted along the east property line, a ten-foot (10') planted buffer is depicted along the west property line and a twenty-foot (20') buffer is depicted along Old Milton Parkway. The Unified Development Code (UDC) requires a twenty-foot (20') landscaped or natural buffer on double frontage lots. District regulations, including minimum building setbacks, lot size, and lot width are consistent with the DT-R development standards.
- The DT-R zoning district requires a minimum ten percent (10%) amenity space, which can be met in yards, courtyards, and patios. Stormwater is proposed in underground systems on each lot located in the front and side yards.
- The submitted tree survey and arborist assessment identifies several trees on the property, including eight (8) specimen trees. The site plan depicts several tree saves along Old Milton Parkway, which includes a specimen tree #6 (24" Water Oak). A previous variance approval on the property required a specimen tree #4 (31" Water Oak) and six (6) trees of quality (Red Oaks ranging in size from 13" – 22") along Old Milton Parkway to be saved. The specimen Water Oak and Red Oaks are located in the required twenty-foot (20') landscaped or natural buffer along Old Milton Parkway.
- According to the applicant's architect, the proposed renderings reflect French Eclectic (Lot 1) and Federal (Lot 2) architectural styles. Both homes are depicted to be two (2) stories with brick as the primary exterior material. The City's Downtown Consultant reviewed the submitted renderings and believes that the designs generally comply with the Downtown Design Guidelines, subject to compliance with the following comments:
 - Lot 1 – French Eclectic
 1. The lower roof eave suggests (actually requires) that the roof at this condition extends noticeably farther towards the front of the house than the same condition on the other end, yet such a condition, with a prominent chimney in front, does not seem possible.
 2. The dormers are character-defining elements for this style, but the use of shed roof

forms and metal roof covering (suggested by the drawing) is not known to this style. Hipped roof form with shingles, or an arched roof form with flat-seamed metal roof covering, would be more appropriate.

- Lot 2 – Federal
 1. The secondary, front-facing gabled end elements are appropriate, especially at the front entrance. However, these plain brick facades should receive additional architectural detail and articulation to further express their importance. This is especially true of the front entrance. The other front-facing gable could benefit from additional detail but could also be left as is. For the front entrance, the addition of cast stone elements, or a brick pattern, especially if it is three dimensional, would be more consistent with the style.
 2. The dormers are character-defining elements for this style, but the use of shed roof forms and metal roof covering (suggested by the drawing) is not known to this style. Hipped roof form with shingles, or an arched roof form with flat-seamed metal roof covering, would be more appropriate.
- Staff estimates that the two (2) single-family detached lots would generate two (2) AM Peak Hour trips and two (2) PM Peak Hour trips.
- The Planning Commission and the City Council shall consider the following standards in considering a rezoning application, giving due weight or priority to those factors particularly appropriate to the circumstances of each application:
 - a. Whether the zoning proposal will permit a use that is suitable in view of the zoning use and development of adjacent and nearby property. Response: The zoning proposal would be suitable as it relates to the use and development of adjacent or nearby properties, which are similarly developed with residential uses.
 - b. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property. Response: The zoning proposal should not adversely affect the existing use or usability of adjacent or nearby properties, which are similarly developed with residential uses.
 - c. Whether the zoning proposal will adversely affect the natural environment. Response: The applicant's proposal should not adversely affect the natural environment. If approved, the applicant should save the Red Oaks along Old Milton Parkway, as well as a specimen tree #4 (31" Water Oak) and #6 (24" Water Oak).

- d. Whether there are substantial reasons why the property cannot or should not be used as currently zoned. Response: The future land use designation of the property supports a rezoning to DT-R, allowing the property to be subdivided into two (2) lots. The proposed density, 1.70 dwelling units per acre, is much less than the maximum ten (10) dwelling units per acre permitted in the 'Mixed Use' future land use designation of the property.
- e. Whether the zoning proposal will result in a use that will or could cause an excessive or burdensome use of public facilities or services, including but not limited to existing streets and transportation facilities, schools, water or sewer utilities, and police or fire protection. Response: The zoning proposal would not cause an excessive burden on public facilities and services. The requested rezoning would allow two (2) 'For-Sale' single-family detached homes.
- f. Whether the zoning proposal is supported by new or changing conditions not anticipated or reflected in the existing zoning on the property. Response: The subject property is located in the Downtown Overlay, which includes opportunities for properties to develop under the Downtown zoning districts. The future land use of the property allows for single use development, residential and commercial, and mixed-use development.
- g. Whether the zoning proposal reflects a reasonable balance between the promotion of the public health, safety, morality or general welfare against the right to unrestricted use of property. Response: The zoning proposal reflects a reasonable balance. The applicant's proposal is compatible with the future land use of the property, which allows for single use development, residential and commercial, and mixed-use development.
- h. Whether there are substantial reasons why the property cannot be used in accordance with existing zoning. Response: The future land use designation of the property supports a rezoning to DT-R, allowing the property to be subdivided into two (2) lots. The proposed density, 1.70 dwelling units per acre, is much less than the maximum ten (10) dwelling units per acre permitted in the 'Mixed Use' future land use designation of the property.
- i. The extent to which the zoning proposal is consistent with the Comprehensive Plan. Response: The comprehensive land use plan designation of the property is 'Mixed Use', which supports the zoning proposal.
- Staff has reviewed the applicant's proposal against the established review criteria for a rezoning. The proposal is consistent with the vision of the Downtown Master Plan and comprehensive land use plan designation of the property, which is 'Mixed Use'. The future land use designation allows for single use development, residential and commercial, as well as mixed-use development. The requested rezoning is appropriate as it relates to the use and development of adjacent or nearby properties. The DT-R zoning district would result in lots that are similar to residential lots to the east and north and the proposed density is much less than the maximum density permitted in the future land use designation

of the property. If approved, trees should be saved along Old Milton Parkway, as well as two (2) specimen trees.

- The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that a public comment was received at the CZIM meeting with concerns over protecting the tree canopy.
- CZIM was held on November 12, 2025. There was one (1) public comment with concerns over protecting the tree canopy.
- Commissioner Reynolds asked for clarification regarding the tree canopy concerns brought up at the CZIM meeting.
- Commissioner Manley asked about the fence requirements that would be visible from Old Milton Pkwy.
- The applicant, Tori Young of Madewell Builders of Fine Homes, 18 Cumming Street Alpharetta, GA 30009, came forward to present this application.
- Public Comment:
 - None
- ❖ Commissioner Reynolds made a motion to approve Z-25-16 Madewell/204 Marietta Street with the following conditions:
 1. Approximately 1.178 acres shall be rezoned to DT-R and limited to 2 'For-Sale' single-family detached lots. Site shall be developed substantially similar to the site plan prepared by OnSite Civil Group, dated 11/3/25, except for modifications required to comply with the conditions below and subject to meeting all City code requirements and conditions of zoning. However, the lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
 2. Architecture and materials shall be developed substantially similar to the renderings prepared by Diana Bolivar, dated 9/26/25 & 9/30/25, except for modifications required to comply with these conditions and in compliance with the Alpharetta Downtown Code and Downtown Consultant's comments, subject to final approval by DRB. Homes shall have 4-sided architecture, as approved by DRB.
 3. Density shall not exceed 1.70 dwelling units per acre.
 4. Homes shall have a minimum 30' front building setback, as depicted on the site plan prepared by OnSite Civil Group, dated 11/3/25.

5. Garages on each lot shall not exceed a maximum storage capacity of 4 vehicles.
6. Developer shall improve the Marietta Street streetscape with a minimum 6' planter (planted with street trees), minimum 6' sidewalk and decorative pedestrian lighting, as approved by Staff.
7. Minimum 10' landscape strip along Marietta Street shall be planted with shade trees as a continuation of what has been planted in the Downtown and outside of utility easements and overhead utilities, as approved by DRB.
8. Minimum 10' planted buffer shall be provided along the east and west property lines of the 1.178-acre property and planted with a mix of evergreen and deciduous trees, except that buffer plantings shall not be planted in the 20' drainage easement on the east side of the property. Developer shall make reasonable efforts to save existing trees within the buffers identified to be in good condition, with final approval by Staff.
9. Minimum 20' landscaped or natural buffer shall be required along Old Milton Parkway. Existing Red Oaks within the 20' buffer identified to be in Good to Fair condition shall be saved, with final approval by Staff.
10. Developer shall save tree #6 (24" Water Oak). Encroachment into the CRZ of saved trees shall not exceed 20%, as approved by Staff. Developer shall work with staff for an alternative if tree #4 (31" Water Oak) cannot be saved.
11. Home, accessory structures and infiltration shall be positioned on the property to have the least impact to saved trees, as approved by Staff.
12. Fences and walls visible from the public right-of-way shall be decorative and shall complement exterior materials used on each home, as approved by DRB. Walls shall be developed substantially as depicted on the site plan and construction details prepared by OnSite Civil Group, dated 11/3/25, except that walls in the front yard shall be placed behind the required landscape strip.
13. Unfinished wood fences and decks shall not be visible from the street.
14. HVAC and similar equipment shall not be visible from the public right-of-way.
 - o Commissioner Manley seconded the motion.
 - o The motion was approved unanimously (6-0)

e. Z-25-17 SHARMA/12975 COGBURN ROAD

Consideration of a rezoning to allow a 1.35-acre property to be subdivided into 2 'For-Sale' single-family detached lots. A rezoning is requested from AG (Agriculture) to R-15

(Dwelling, 'For-Sale', Residential). The property is located at 12975 Cogburn Road and is legally described as being located in Land Lot 1050, 2nd District, 2nd Section, Fulton County, Georgia.

- Director of Community Development, Kathi Cook, came forward to present this item.
- Staff is recommending approval of Z-25-17 SHARMA/12975 Cogburn Road, subject to the following conditions:
 1. The site, consisting of approximately 1.35 acres, shall be rezoned to R-15 and developed substantially similar to the site plan prepared by DES Davis, revised 11/12/25, except for modifications required to comply with the conditions below. However, the lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
 2. Home elevation style, exterior materials and details shall be substantially similar to the submitted renderings, with final approval by Staff. Home elevations along Cogburn Road shall appear as 2 distinct designs and homes shall have 3-sided (front and sides) architecture, materials and details, as approved by Staff.
 3. Homes shall be side loaded, and each lot shall be permitted a driveway on Cogburn Road.
 4. Developer shall improve Cogburn Road streetscape with a minimum 6' planter planted with street trees and minimum 5' sidewalk, as approved by Staff.
 5. Minimum 10' decorative landscape strip shall be provided along Cogburn Road, consisting of a mix of trees and shrubs, as approved by Staff.
 6. Developer shall plant a mix of evergreen and deciduous trees in the 5' landscape strips along the north and east property lines.
 7. Developer shall make reasonable efforts to save tree #6 and 9-13, with final approval by Staff.
 8. Developer shall make reasonable efforts to save landscape trees and boundary trees within the 10' landscape strip adjacent to Cogburn Walk, as well as good condition trees in the tree grouping in the north corner of the property, with final approval by Staff.
 9. Unfinished wood fences and decks shall not be visible from Cogburn Road.

- The applicants, Sidhant Sharma and Parminder Lamba, are requesting a rezoning in order to subdivide a 1.35-acre property into two (2) 'For-Sale' single-family detached lots. A rezoning is requested from AG (Agriculture) to R-15 (Dwelling, 'For-Sale' Residential). The subject property is located at 12975 Cogburn Road near the southwest corner of Cogburn Road and Windward Parkway.
- The property is developed with one (1) single-family detached home. Surrounding properties are zoned CUP (Community Unit Plan) to the south, C-1 (Neighborhood Commercial) to the east, AG to the north, and R-15 (Dwelling, 'For-Sale', Residential) to the west. Cogburn Walk is located to the south, Windward Professional Pavilion is located to the east, an unplatted residential lot is located to the north, and Rhodes Plantation is located to the west. The comprehensive land use plan designation of the property is 'Low Density Residential', which supports the applicant's zoning proposal.
- The submitted site plan depicts the 1.35-acre property being subdivided into two (2) single-family detached lots. Lot 1 is approximately 0.68 acres with 104' of frontage and Lot 2 is 0.67 acres with 121' of frontage. Homes are oriented to Cogburn Road with each lot having access from a new driveway off Cogburn Road. Garages are depicted to be side loaded. A ten-foot (10') landscape strip is required along Cogburn Road and five-foot (5') landscape strips are required around the perimeter of the 1.35-acre property.
- The applicant submitted a tree report which identifies six (6) specimen trees on the property, primarily consisting of Poplars. The tree report also identifies several landscape trees and boundary trees in a ten-foot (10') landscape strip along the south property line, which are required buffer plantings as conditioned by City Council with the approval of the adjacent subdivision Cogburn Walk. The former owner of the subject property (Mullinax) requested that the developer of Cogburn Walk plant a buffer to screen the subject property from Cogburn Walk. It is recommended that the developer of the subject property make all reasonable efforts to save the existing landscape and boundary trees in the ten-foot (10') landscape strip along the common property line with Cogburn Walk.
- The applicant provided an example rendering of the type of homes to be constructed on the two (2) lots. The rendering depicts a two (2) story home in the modern farmhouse style. The primary exterior materials are brick, board and batten and stone.
- Residential development is known to increase school enrollment. However, Fulton County Schools does not provide an impact assessment for residential developments with less than four (4) dwelling units. Impacts to area schools should be negligible with the proposed development.
- The Planning Commission and the City Council shall consider the following standards in considering a rezoning application, giving due weight or priority to those factors particularly appropriate to the circumstances of each application:

- a. Whether the zoning proposal will permit a use that is suitable in view of the zoning use and development of adjacent and nearby property. Response: The zoning proposal would be suitable as it relates to the use and development of adjacent or nearby properties. The proposal would result in two (2) lots that are larger than surrounding lots.
- b. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property. Response: The zoning proposal should not adversely affect the existing use or usability of adjacent or nearby properties. The proposal would result in two (2) lots that are larger than surrounding lots.
- c. Whether the zoning proposal will adversely affect the natural environment. Response: The applicant's proposal should not have significant impacts on the natural environment. It is recommended that reasonable efforts be made to save specimen trees, landscape trees and boundary trees on the subject property.
- d. Whether there are substantial reasons why the property cannot or should not be used as currently zoned. Response: The future land use designation of the property supports a rezoning to R-15, allowing the property to be subdivided into two (2) lots. The proposed density, 1.48 dwelling units per acre, is less than half the maximum density (three (3) dwelling units per acre) permitted in the 'Low Density Residential' future land use designation of the property.
- e. Whether the zoning proposal will result in a use that will or could cause an excessive or burdensome use of public facilities or services, including but not limited to existing streets and transportation facilities, schools, water or sewer utilities, and police or fire protection. Response: The applicant's proposal would not have a significant demand on public facilities and services. The request limits the demand on public facilities and services by proposing a density (1.48 dwelling units/acre) that is less than half the maximum density (three (3) dwelling units per acre) permitted in the future land use designation of the property.
- f. Whether the zoning proposal is supported by new or changing conditions not anticipated or reflected in the existing zoning on the property. Response: Not applicable.
- g. Whether the zoning proposal reflects a reasonable balance between the promotion of the public health, safety, morality or general welfare against the right to unrestricted use of property. Response: The zoning proposal reflects a reasonable balance and is supported by the future land use designation of the property, which is 'Low Density Residential'.
- h. Whether there are substantial reasons why the property cannot be used in accordance with existing zoning. Response: The future land use designation of the property supports a

rezoning to R-15, allowing the property to be subdivided into two (2) lots. The proposed density, 1.48 dwelling units per acre, is less than half the maximum density (three (3) dwelling units per acre) permitted in the 'Low Density Residential' future land use designation of the property.

- i. The extent to which the zoning proposal is consistent with the Comprehensive Plan.
Response: The comprehensive land use plan designation of the property is 'Low Density Residential', which supports the applicant's proposal.
- Staff has reviewed the applicant's proposal against the established review criteria for a rezoning. The proposal is supported by the future land use designation of the property, which is 'Low Density Residential'. The requested rezoning is appropriate as it relates to the use and development of adjacent or nearby properties, which are similarly developed. The proposal would result in lots that are larger than surrounding residential lots. If approved, it is recommended that reasonable efforts be made to save specimen trees, landscape trees, and boundary trees.
 - The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that there were no public comments.
 - CZIM was held on November 12, 2025. There were no public comments on the sign-in sheet.
 - The applicants, Sidhant Sharma, 402 Oakleigh Ave Woodstock, GA 30188 and Parminder Lamba, 240 Milton Overlook Pass Woodstock, GA 30188, came forward to present this application.
 - The Commissioners complimented the applicant on their heartfelt letter of intent that was submitted with their application.
 - **Public Comment:**
 - Jason Davis with Davis Engineering, 24 Dawson Village Way Dawsonville GA, came forward in support of this item.
 - Scott Rider, 12985 Cogburn Road Alpharetta, GA 30004, came forward in support of this item.
 - Alex with Kingdom Builders, came forward in support of this.
 - Carla Shaw, 2610 Traywick Chase Alpharetta, GA 30004, came forward in opposition.

- Daniel Shaw, 2610 Traywick Chase Alpharetta, GA 30004, came forward in opposition.
- ❖ Chairman Manley made a motion to approve Z-25-17 SHARMA/12975 COGBURN ROAD with the following conditions:
 1. The site, consisting of approximately 1.35 acres, shall be rezoned to R-15 and developed substantially similar to the site plan prepared by DES Davis, revised 11/12/25, except for modifications required to comply with the conditions below. However, the lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
 2. Home elevation style, exterior materials and details shall be substantially similar to the submitted renderings, with final approval by Staff. Home elevations along Cogburn Road shall appear as 2 distinct designs and homes shall have 3-sided (front and sides) architecture, materials and details, as approved by Staff.
 3. Homes shall be side loaded, and each lot shall be permitted a driveway on Cogburn Road.
 4. Developer shall improve Cogburn Road streetscape with a minimum 6' planter planted with street trees and minimum 5' sidewalk, as approved by Staff.
 5. Minimum 10' decorative landscape strip shall be provided along Cogburn Road, consisting of a mix of trees and shrubs, as approved by Staff.
 6. Developer shall plant a mix of evergreen and deciduous trees in the 5' landscape strips along the north and east property lines.
 7. Developer shall make reasonable efforts to save tree #6 and 9-13, with final approval by Staff.
 8. Developer shall make reasonable efforts to save landscape trees and boundary trees within the 10' landscape strip adjacent to Cogburn Walk, as well as good condition trees in the tree grouping in the north corner of the property, with final approval by Staff.
 9. Unfinished wood fences and decks shall not be visible from Cogburn Road.
 - Commissioner Stratton seconded the motion.
 - The motion was approved unanimously (6-0)

a. **MP-25-04/CLUP-25-02/Z-25-03/V-25-03 Empire Communities/Lifehope MP**

This request has been withdrawn by the applicant and will not be considered at the December 4, 2025, Planning Commission meeting.

Consideration of a master plan amendment, comprehensive land use plan amendment, rezoning, and variance to allow for 211 'For-Sale' townhomes on 26.57 acres. A master plan amendment is requested to the Lifehope/Siemens Master Plan to allow the proposed residential development. A comprehensive land use plan amendment is requested from 'Corporate Office' to 'High Density Residential' and a rezoning is requested from O-I (Office-Institutional) to R-8A (Dwelling, 'For-Sale', Attached Residential). Variances are requested to Unified Development Code (UDC) Subsection 2.2.9(D) to reduce minimum lot width, reduce minimum floor area, and increase building height; UDC Subsection 2.3.1(D) to allow retaining walls in building setbacks; UDC Subsection 2.5.4(B) to reduce minimum driveway width and allow required parking to be uncovered or unenclosed; UDC Subsection 3.2.8(B)(1) to reduce undisturbed buffers; UDC Subsection 3.2.8(D) to eliminate the landscape strip in certain areas along new local streets; UDC Subsection 3.5.2 to allow modifications to the City design standard for new local streets; and UDC Subsection 3.5.5(A) to allow sidewalks on only 1 side of the street. The property is located at 0 Old Milton Parkway and is legally described as being located in Land Lot 908, 1st District, 2nd Section, Fulton County, Georgia.

VI. **ADJOURNMENT**

- ❖ With there being no further items to consider or discuss, Chairman Kung'u adjourned the meeting at 7:21 PM.